



**Tucson-Pima County Historical Commission**  
Plans Review Subcommittee

**August 23, 2007**

**LEGAL ACTION REPORT**

1. Call to Order / Roll Call: 1:07 p.m.

Members Present: Patsy Waterfall, Steve Herzog, Demion Clinco, Sharon Chadwick, Kathy Nabours

Staff: Frank S. Podgorski, Michael Taku

Meeting convened at 1:05 p.m.

2. Rio Nuevo Downtown Zone:

4<sup>th</sup> Avenue Underpass-Reconstruction; Intersection of North 4<sup>th</sup> Avenue/North Toole Avenue (Rio Nuevo Downtown Zone)

Motion by Steve Herzog to move this item to the end of the agenda.

Seconded by Kathy Nabours.

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.

3. Courtesy Review:

Rodeo Parade Museum-Code Improvements/Fire Protection Options; Northeast Corner South 6<sup>th</sup> Avenue/East Irvington Road (National Register Eligible)

Presentation by Megan Donges, architect, Lizard Rock Designs, on three options for consideration by the commissioners for fire suppression between the existing airplane hangar and the existing adobe structure that forms an "L" configuration on the southwest corner of the Rodeo Grounds property. Option 1 is for a shaft wall with a parapet between the hangar and the adobe structure. Option 2 is for two internal fire walls inside the hangar and the adobe structure. Option 3 is for the installation of a sprinkler system in both buildings. A memoranda presented to the commissioners from Marty McCune, City of Tucson, Historic Preservation Officer states that Bob Frankeberger, State Historic Preservation Office, prefers Option 1 over the internal walls and the sprinkler system based on a "visual standpoint and looking at ease of installation and cost." Discussion on the footing for the exterior fire walls.

Motion by Steve Herzog to recommend Option 1 as the solution for the fire suppression issue.

No second.

Discussion on Option 2 with Commissioner Nabours stating that this option appears more favorable despite the cost. Ensuing discussion on Option 3 (Sprinkler system).

Original motion amended by Commissioner Herzog to have an adobe specialist on-site when footers for Option 1 are constructed.

Seconded by Demion Clinco.

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.

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4. Regular Case:

HPZ 07-27 Gupta-Demolition/New Accessory Structure (Garage); 941 North 6<sup>th</sup> Avenue (West University Historic Preservation Zone)

Presentation by Peter McCallum, builder, representing the property owner, on the demolition of an existing detached accessory structure (garage) located in the rear yard and the construction of a new garage. Aerial and photographs presented by Mr. McCallum. As recommended by the West University Historic Preservation Zone Advisory Board, the new proposed garage door on the west elevation is to be steel and the exposed rafter tails, pedestrian door and garage door are to be painted the same color.

Motion by Kathy Nabours to recommend approval of this proposal with the conditions as recommended by the West University Historic Preservation Zone Advisory Board.

Seconded by Steve Herzog.

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.

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5. Historic Central Core:

HCC 07-01 AURA-Demolition/Two-Story Garage; 1015 North Martin Avenue (Historic Central Core)

Presentation by John Dunlop II, Facilities Manager, National Optical Astronomy Observatory, on the proposed demolition of an existing two-story brick garage located near the University of Arizona. The garage currently is being used for storage. The intent is to demolish the garage and transfer the property over to the university for use as a parking lot.

Motion by Sharon Chadwick to recommend approval of the demolition as proposed.

Seconded by Kathy Nabours.

Motion passed unanimously. Vote 4-0. Acting Chair Waterfall did not vote.

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6. Current Issues for Information/Discussion:
  - a. Minor Reviews: HPZ 07-33 Boston-Skylight; 242 East 4<sup>th</sup> Street (West University Historic Preservation Zone)
  - b. Appeals: No appeals at this time.
  - c. Zoning Violations: HPZ 07-14 Curtin-New Construction (Residence); 419 South Elias Avenue (Barrio Historico Preservation Zone) Complainant called the city stating that it appeared the structure exceeds the height limitation for this development zone. Confirmed by city inspector and "red-tagged". Builder ordered wrong trusses that caused height limitation violation.
  - d. Historic Preservation Zone Ordinance Revisions: City staff and Plans Review Subcommittee will meet in the near future to discuss a procedure to address concerns of the local advisory boards and the Tucson-Pima County Historical Commission for revision of the Historic Ordinance, Development Standard 9.-02 and local preservation zone guidelines.
7. Call to the Audience: No one to speak.
8. Meeting adjourned at 1:46 p.m.